149.0	0006	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	719,300 / 719,300
					USE VALUE:	719,300 / 719,300
					ASSESSED:	719,300 / 719,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94		QUINCY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DURHAM JEREMY & ALICIA	
Owner 2:		
Owner 3:		
Street 1:	94 QUINCY STREET	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	TAMBOR PATRICK W & MARY R -
Owner 2:	-
Street 1:	94 QUINCY STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,716 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Vinyl Exterior and 1932 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4716.000	325,900	400	393,000	719,300
Total Card	0.108	325,900	400	393,000	719,300
Total Parcel	0.108	325,900	400	393,000	719,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 372.31 | /Parcel: 372.3

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 98478

GIS Ref

GIS Ref

Insp Date 06/27/18

!11681!

PREVIOUS ASSESSMENT

Parcel ID: 149.0-0006-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	326,000	400	4,716.	393,000	719,400	719,400	Year End Roll	12/18/2019
2019	101	FV	247,400	400	4,716.	393,000	640,800	640,800	Year End Roll	1/3/2019
2018	101	FV	255,400	0	4,716.	348,100	603,500	603,500	Year End Roll	12/20/2017
2017	101	FV	255,400	0	4,716.	292,000	547,400	547,400	Year End Roll	1/3/2017
2016	101	FV	255,400	0	4,716.	292,000	547,400	547,400	Year End	1/4/2016
2015	101	FV	241,400	0	4,716.	252,700	494,100	494,100	Year End Roll	12/11/2014
2014	101	FV	241,400	0	4,716.	244,200	485,600	485,600	Year End Roll	12/16/2013
2013	101	FV	241,400	0	4,716.	232,500	473,900	473,900		12/13/2012

PRINT

Date	Time
12/11/20	01:49:25

LAST REV

Date	Time
08/07/18	08:36:47

apro

11681

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TAMBOR PATRICK	57181-183		7/22/2011		545,000	No	No		
ROCHE ANDREW	27863-49		11/12/1997		226,500	No	No		Y

USER DEFINED

Prior Id # 1:	98478
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2014	343	Siding	19,525					
12/2/2013	1750	Manual	9,900	C				
9/30/1999	645	Alterati	8,000					REMODEL

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2018	MEAS&NOTICE	HS	Hanne S
6/16/2014	External Ins	PC	PHIL C
2/6/2014	Info Fm Prmt	EMK	Ellen K
7/2/2012	Measured	MM	Mary M
10/22/2011	MLS	EMK	Ellen K
10/27/2008	Meas/Inspect	345	PATRIOT
12/7/1999	Mailer Sent		
11/17/1999	Measured	268	PATRIOT
7/22/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4716		Sq. Ft.	Site		0	70.	1.19	8									393,038						393,000	

Total AC/HA: 0.10826 | Total SF/SM: 4716 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 393,038 | Spl Credit | Total: 393,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.28946400
Const Adj.:	0.98000199
Adj $ / SQ:	157.960
Other Features:	84500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	400400
Depreciation:	74474
Depreciated Total:	325926

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

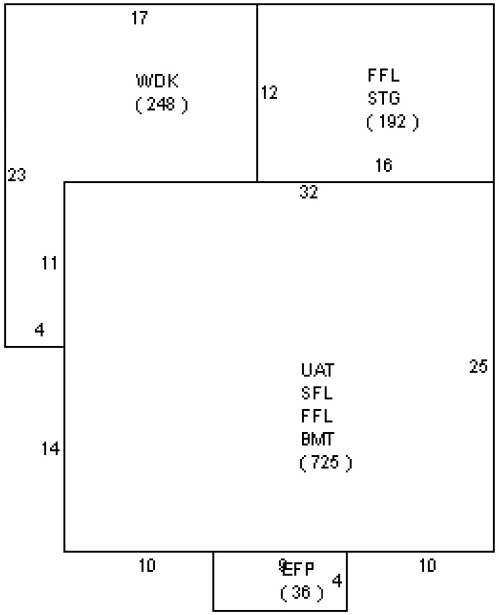
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	157.96
Special Features:	0	Val/Su Net:	107.77
Final Total:	325900	Val/Su SzAd	198.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	917	157.960	144,849
BMT	Basement	725	53.450	38,754
SFL	Second Floor	725	157.960	114,521
WDK	Deck	248	9.830	2,438
STG	Storage	192	6.900	1,325
UAT	Upper Attic	181	63.180	11,452
EFP	Enclos Porch	36	71.150	2,561
	Net Sketched Area:	3,024	Total:	315,900
Size Ad	1642	Gross Are	3568	FinArea 1932

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

149.0-0006-0017.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	8X10	A	AV	2000	6.00	T	15.2	101			400			400
2	Frame Shed	D	Y	1	4X8	A	AV	2014	0.00	T	4	101						

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400